096.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,200 / 919,200
					USE VALUE:	919,200 / 919,200
					ASSESSED:	919,200 / 919,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KESHIAN JACQUELINE C & RICHARD
Owner 2:	TRS/RICHARD KESHIAN REVOCABLE
Owner 3:	
Street 1:	93 FALMOUTH RD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KESHIAN JACQUELINE C -
Owner 2:	KESHIAN RICHARD -
Street 1:	93 FALMOUTH RD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,414 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1756 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9414.000	422,400	5,100	491,700	919,200
Total Card	0.216	422,400	5,100	491,700	919,200
Total Parcel	0.216	422,400	5,100	491,700	919,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.46 | /Parcel: 523.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62657
GIS Ref	
GIS Ref	
Insp Date	11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	429,100	5100	9,414.	491,700	925,900	925,900	Year End Roll	12/18/2019
2019	101	FV	318,400	5100	9,414.	491,700	815,200	815,200	Year End Roll	1/3/2019
2018	101	FV	318,400	5100	9,414.	421,500	745,000	745,000	Year End Roll	12/20/2017
2017	101	FV	318,400	5100	9,414.	393,400	716,900	716,900	Year End Roll	1/3/2017
2016	101	FV	318,400	5100	9,414.	337,200	660,700	660,700	Year End	1/4/2016
2015	101	FV	311,200	5100	9,414.	302,000	618,300	618,300	Year End Roll	12/11/2014
2014	101	FV	311,200	5100	9,414.	279,600	595,900	595,900	Year End Roll	12/16/2013
2013	101	FV	311,200	5100	9,414.	266,600	582,900	582,900		12/13/2012

!7839!

PRINT

Date	Time
12/10/20	22:26:40

LAST REV

Date	Time
12/01/20	10:16:53
jorourke	
7839	

USER DEFINED

Prior Id # 1:	62657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KESHIAN JACQUEL	60439-40		11/7/2012	Convenience	99	No	No		
KESHIAN JACQUEL	41578-613		12/9/2003	Family	99	No	No		
KESHIAN RICHARD	22131-290		6/17/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/1996	276	Manual	2,200					REROOF SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/27/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	197	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9414		Sq. Ft.	Site		0	70.	0.75	4									491,691						491,700	

Total AC/HA: 0.21612 | Total SF/SM: 9414 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 491,691 | Spl Credit | Total: 491,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24794984
Const Adj.:	0.99989998
Adj $ / SQ:	155.978
Other Features:	114867
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518961
Depreciation:	96527
Depreciated Total:	422434

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

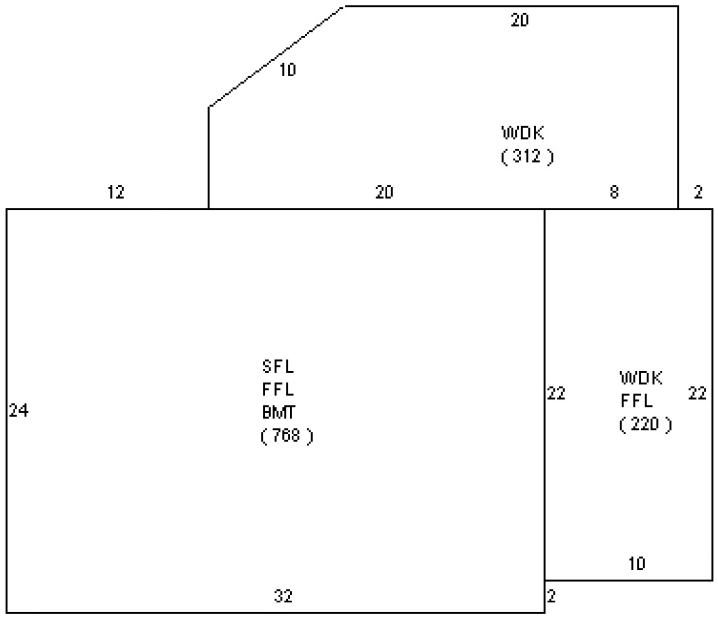
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.73
Special Features:	0	Val/Su Net:	138.22
Final Total:	422400	Val/Su SzAd	240.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	155.980	154,106
BMT	Basement	768	46.790	35,937
SFL	Second Floor	768	155.980	119,791
WDK	Deck	532	7.880	4,192

Net Sketched Area:	3,056			Total:	314,026
Size Ad	1756	Gross Are	3056	FinArea	1756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1959	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc